

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Sons of Norway Hall****Project Title:**

# Sons of Norway Hall - District Two, No. 23 Hall Renovation and Repair

**State Funding Requested: \$ 96,000****House District: 2 - A**

One-Time Need

**Brief Project Description:**

Comprehensive renovation to historic community hall including floor replacement, electrical work, painting, and structural support.

**Funding Plan:****Total Cost of Project: \$96,000**Funding Secured

Amount FY

Other Pending Requests

Amount FY

Anticipated Future Need

Amount FY

There is no other funding needed

**Detailed Project Description and Justification:**

Item is \$96,000 for comprehensive renovations to historic community hall in Petersburg. The Son's of Norway Hall is the primary community center for residents and a main attraction for tourists. Funding will cover numerous restorative projects including structural and electrical repairs needed to maintain the facility. This will consist of refurbishing traditional Norwegian decor, electrical work, floor replacement, and reinforcing pilings beneath the hall. The hall is a central part of Petersburg, and these repairs will allow it to be a historic and safe place in the community for years to come.

**Project Timeline:**

FY09

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Sally Dwyer (Son's of Norway President) &amp; Wendel Gilbert (Son's of Norway Board Trustee)

**Grant Recipient Contact Information:**

Contact Name: Sally Dwyer

Phone Number: 907.772.3646

Address: P.O. Box 629 Petersburg, AK 99833

Email: pcoc@alaska.com

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

## **CITY OF PETERSBURG CAPITAL PROJECT REQUEST**

**Project Name:** Petersburg Sons of Norway Hall Upgrades and Renovations  
**Project Location:** Petersburg, Alaska  
**Legislative Districts:** House District 2; Senate District A

**Project Description:** The list is prioritized in order of cost savings and efficiencies to the building. The heating upgrades will show immediate cost savings by using less fuel, the kitchen upgrades will make the space more usable, cleaner and more efficient, the Main Hall floor replacement is critical as the 96 year old floor is breaking up and splintering, the outside dock improvements are ongoing and based solely on public safety and finally the repainting of the shutters is purely aesthetic, but as we are the most photographed building in town, that is very important.

### **1) Heating System Replacement and Upgrade** **Estimated Cost: \$10,000**

With the high cost of heating oil, we have chosen to be more efficient with our heating system. We plan to purchase inserts to fit (with some retrofitting) into the existing duct system, using electricity instead of oil to heat the building. We plan to take it one step at a time, trying it out in one furnace first, before continuing on to the other two if it proves to be a cost savings.

### **2) Kitchen Renovation** **Estimated Cost: \$35,000**

The kitchen was hurriedly built in 1983. It is used both as a commercial kitchen for the community and caterers, but also as the main kitchen for the lodge. The cupboards that were installed in 1983 have not held up at all. We plan to replace several of the deeper cupboards with large drawers that can be pulled out and accessed rather than crawling on the floor to reach in. We would like to use of stainless steel counter tops for easy cleanup and care. The floor is worn out and needs new sub floor (dues to leaks) and tile installed, in darker colors to show less wear and tear. We propose replacing the 3-sink system with a similar but smaller set-up to give us a little more space. We plan installing an Eco-Lab sanitation system for the dishwasher which exactly measures the correct amount of soap product, meeting DEC standards. We also propose replacing the small double sink in the back of the kitchen with a new, stainless deep sink with a goose-neck faucet and hand washing station (DEC required). Last winter we had a flood due to frozen pipes and it ruined the ceiling sheetrock in half of the kitchen. This needs to be replaced and painted. At the same time we will upgrade the electrical outlet capacity, including a dedicated circuit for the microwave and install new overhead lighting for the task areas.

### **3) Floor Replacement** **Estimated Cost: \$45,000**

Our floor was installed in 1912. It is not hardwood, but soft fir. We have been lucky to have maintained it in a fair condition this long. It has been determined that there is no more wood left to sand down and refinish, so it needs to be replaced. We want to keep the same pattern if possible and try to find long (16") pieces of wood so it still maintains the vintage look in keeping with the style of the building.

### **4) Dock/Parking Lot Repairs** **Estimated Cost: \$4,000**

Our dock parking lot is used by the members of the lodge, the public and the neighboring homes and businesses. It is in a marine environment, so upkeep is constant. At this time we propose purchasing wood planking used to replace rotted sections and treated wood for new railings along the perimeter.

**5) Reseal Shutter Re-Painting**

**Estimated Cost: \$2,000**

Our beautiful red rosemaled shutters are very faded and need to be sanded down and repainted. The local Rosemal group will do the work for approximately \$60/panel. The lodge will do the sanding, priming and base coating to save money.

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| <b>Funding Request:</b>  | FY 2009 Capital Grant - \$96,000                                       |
| <b>Total Estimated Project Cost:</b>                                 | \$106,000  |
| <b>Number of Years to Complete Project:</b>                          | 2 years, beginning in July 2008 with substantial completion July 2010. |
| <b>Matching Funds Available:</b>                                     | In-kind from membership - Minimum of \$10,000                          |
| <b>Prior State Appropriations:</b>                                   | None   |
| <b>Are Funds for this Project in the Governor's Proposed Budget?</b> | No   |

**Public Review Process & Community Priority:** The Sons of Norway garnered support from the previous Mayor and City Council. They also have received continued community support for the renovation and upgrades of the historic and well used building.

**Responsible Party for On-going Maintenance and Operations Costs:** The Sons of Norway, its members and Trustees.

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| <b>Project Contact Information:</b> | Sally Norheim Dwyer<br>President, Fedrelandet #23<br>Sons of Norway<br>P.O. Box 629<br>Petersburg, Alaska 99833<br>Phone: 907-772-3646<br>pcoc@alaska.com |
|-------------------------------------|---|



RECEIVED

MAR 07 2007

**Sons of Norway – District Two – Fedrelandet Lodge No. 23**

**PO Box 629  
Petersburg, Alaska 99833**

Bruce Jones  
City of Petersburg  
PO Box 329  
Petersburg, Alaska 99833

Dear Bruce Jones:

On behalf of our Historic Sons of Norway Lodge, I would like to request the attached Sons of Norway Project List, totaling \$96,000, be included as a funding request in the FY2007 City of Petersburg Capital Project List that will be submitted to the State Legislature.

Our Lodge is a non-profit organization and our historic building currently has a great deal of deferred maintenance work that requires funding. Through our 2006 Art and Heritage "Paint the Sons" fund raising auction, we were able to rise the funding to paint our building; we are now at the point where we need financial assistance.

You can contact our Lodge President, Sally Dwyer, if you have further questions or require additional information.

Sincerely,

A handwritten signature in cursive script, reading "Larine MacDonald".

Larine MacDonald  
Lodge Secretary

cc: Senator Bert Stedman



## Sons of Norway Project List Winter 2007



The following is a list of proposed projects for the historic Petersburg Sons of Norway building.

The list is prioritized in order of cost savings and efficiencies to the building. The heating upgrades will show immediate cost savings by using less fuel, the kitchen upgrades will make the space more usable, cleaner and more efficient, the Main hall floor replacement can be set aside for possibly 2-3 years, but we would like to start planning for the eventual project now, the dock improvements are ongoing and based solely on safety and finally the repainting of the shutters is purely aesthetic, but as we are the most photographed building in town, that is important too.

We feel the 24-year old roof system, piling foundation and building insulation are O.K. at this time, but will need to start thinking about their replacement and augmentation in the future.

### **1) Heating System Replacement and Upgrade**

**Estimated \$10,000**

With the high cost of heating oil, we have chosen to be more efficient with our heating system. We plan to purchase an insert to fit (with some retrofitting) into the existing duct system, using electricity instead of oil to heat the building. We plan to take it one step at a time, trying it out in one furnace first, before continuing on to the other two if it proves to be a cost savings.

### **2) Kitchen Renovation**

**Estimated \$35,000**

The kitchen was hurriedly built in 1983. It is used both as a commercial kitchen for the community and caterers, but also as the main kitchen for the lodge. Three years ago we purchased new double ovens and new 40" stove with cook top, these will be re-used in the new kitchen in new locations.

The cupboards that were installed in 1983 have not held up at all. The doors fell off, trim is missing and the corner areas are not easily accessible. We plan to replace several of the deeper cupboards with large drawers that can be pulled out and accessed rather than crawling on the floor to reach in. We would like to investigate the use of stainless steel counter tops for easy cleanup and care.

The floor is worn out and needs new sub floor (dues to leaks) and tile installed, in darker colors to show less wear and tear.

We propose replacing the 3-sink system with a similar but smaller set-up to give us a little more space. We plan installing an Eco-Lab sanitation system for the dishwasher which exactly measures the correct amount of soap product needed to properly clean the dishes, meeting DEC standards. We also propose replacing the small double sink in the back of the kitchen with a new, stainless deep sink with a goose-neck faucet and hand washing station (DEC required).

The large 2-door Cooler/refrigerator is circa 1983 and needs to be replaced. It is at the point that we cannot find parts to do repairs and the compressor runs all the time.

Last winter we had a flood due to frozen pipes and it ruined the ceiling sheetrock in half of the kitchen. This needs to be replaced and painted. At the same time we will upgrade the



electrical outlet capacity, including a single circuit for the microwave and install new overhead lighting for the task areas.

**3) Floor Replacement**

**Estimated \$45,000**

Our floor was installed in 1912. It is not hardwood, but soft fir. We have been lucky to have maintained it in a fairly good condition this long. It has been determined that there is no more wood left to sand down and refinish, so it needs to be replaced. We want to keep the same pattern if possible and try to find long (16') pieces of wood so it still maintains the vintage look in keeping with the style of the building.

**4) Dock/Parking Lot Repairs**

**Estimated \$4,000**

Our dock parking lot is used by the members of the lodge, the public and the neighboring homes and businesses. It is in a marine environment, so upkeep is constant. At this time we propose purchasing wood planking used to replace rotted sections and wood for new railings along the perimeter.

**5) Rosemal Shutter Re-Painting**

**Estimated \$2,000**

Our beautiful red rosemaled shutters are very faded and need to be sanded down and repainted. The local Rosemal group will do the work for approximately \$85/panel. The lodge will do the sanding, priming and base coating to save money.

Thank you for your consideration in our search for funding. We have unsuccessfully tried to find grant monies for buildings like ours, listed on the National Historical Registry but there doesn't seem to be anything available at this time.

The members of our lodge feel we have a responsibility to preserve, protect and provide the best care possible for our building for future generations of Petersburg residents and for the thousands of visitors that come to see it every year. It can sometimes be daunting when you see a list like we have just put together. We then take a deep breath and just begin, plunking away at each project until they are done.

Sincerely,

Sally Norheim Dwyer  
President, Fedrelandet #23  
Sons of Norway  
P.O. Box 629  
Petersburg, Alaska

Wendel Gilbert  
Head Trustee, Fedrelandet #23  
Sons of Norway  
P.O. Box 629  
Petersburg, Alaska